

**Town of Hilton Head Island**  
**Design Review Board** **Approved**  
**Minutes of the Tuesday, May 14, 2013 Meeting**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Jennifer Moffett, Tom Parker, Todd Theodore and Galen Smith
Board Members Absent:	None
Council Members Present:	John McCann
Town Staff Present:	Jennifer Ray, Urban Designer; Teri Lewis, LMO Official Richard Spruce, Plans Examiner & Flood Plain Manager Nicole Dixon, Senior Planner Kathleen Carlin, Secretary

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**1. Call to Order**

Chairman Scott Sodemann called the meeting to order at 1:15p.m.

**2. Roll Call**

**3. Freedom of Information Act Compliance**

**4. Approval of the Agenda**

The Board **approved** the agenda as presented by general consent.

**5. Approval of the Minutes**

The Board **approved** the minutes of the April 23, 2013 meeting as amended by general consent.

**6. Staff Report**

None

**7. Board Business**

None

**8. Unfinished Business**

A. Alteration/Addition

**Vine** – DR 130003

Ms. Ray stated that this business is located in Coligny Plaza, 1 North Forest Beach Road. The project was reviewed by the Board on February 12, 2013 and was *withdrawn* at the applicant's request.

Ms. Ray presented an in-depth overhead review of today's submission including a brief history of the application. The applicant has installed a patio enclosure for the restaurant consisting of a hinged door frame and panel as well as fabric curtains that can be drawn up and down depending

on the weather. The existing site photos show the conditions that were reviewed by the Board on February 12<sup>th</sup>. Since that time the applicant has been keeping the front panels raised to the top of the rail as shown. The applicant states that the hinged door will be removed on May 15, 2013.

Ms. Ray stated that Building Codes require proper emergency exits and the plans have been revised to provide sliding panels for emergency exits. These curtain panels are required to be a different color so they can be distinguished as an exit. Staff recommends that the application be approved with the conditions that the curtains continue to be rolled up to the top of the rail, that the front door be removed, and that an acceptable color for the sliding panels be selected. Ms. Ray distributed a sample of the fabric material for review by the Board.

Mr. Richard Spruce presented statements on behalf of staff regarding Building Code requirements for the sliding panel. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Stephen Hamile, business owner, presented statements in support of the application. The applicant discussed the drop down panels facing the parking lot and the emergency exits.

The Board stated that today's submission is an improvement. Vice Chairman Welch and Mr. Gartner presented statements regarding the use of temporary plexi-glass panels behind the railing. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** Vine application DR 130003 with the following conditions: (1) the curtains are to remain above the rail; (2) the plexi-glass will be installed behind the rail; (3) the door will be removed; and (4) the beige exit panels will be sliding curtains as described by the applicant. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

## 9. New Business

### A. Minor External Change

#### **Robert's Jewelers** – DR 130013

Ms. Ray introduced the application and stated its location, 1201 Main Street. Ms. Ray presented an in-depth overhead review of the application including an aerial photo and photos of the existing site. The applicant is proposing to install an awning over the entrance to the store. Site photos show the existing conditions as well as other awnings within Main Street Village. There are at least two existing styles of awnings - dome (bubble style) and traditional. Most of the awnings used over double doors are the traditional style.

The applicant is proposing a dome style awning. The awning material is a vinyl-coated polyester cover over an aluminum frame. The proposed color is dark green. The applicant selected the dark green color because the background of their sign is dark green. The staff believes an alternate color such as black would be more complementary of the blue-gray building versus the dark green color. Ms. Ray stated that the Main Street Commercial Association ARB has approved the dark green color. Staff recommends approval of the application with the condition that the color of the awning be changed to black. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tommy Rosson, Coastal Canvas Products, presented statements in support of the application. Mr. Rosson stated that the applicant prefers the dark green color for the awning. The Board discussed the application. Each Board member stated that the dark green color is acceptable for the awning. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the Robert's Jewelers application DR 130013 as submitted by the applicant. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

B. Alteration/Addition

**Hilton Head Island Airport Commercial Service Terminal Renovations** – DR 130014

Ms. Ray introduced the application and stated its location, 120 Beach City Road. Ms. Ray presented an in-depth overhead review of the application. The applicant is proposing to renovate and expand their existing holdroom, bathrooms, and security screening checkpoint to accommodate current TSA design guidelines.

Ms. Ray presented photos of existing site conditions, the existing floor plan as well as the proposed floor plan. Ms. Ray also reviewed the elevations and the proposed materials. All new colors and materials will match existing including the standing seam metal roof. The applicant plans to remove some minor landscaping for incompliance with FAA requirements. The existing lights will be replaced with LED or equal type fixture in a bronze finish. The staff recommends that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Travis Pence, Architect, presented statements in support of the application. The applicant stated that there are two future phases of work that consist of renovating airline & TSA office/screening areas and baggage claim area. Today's submission is Phase 1.

The Board discussed the application. All of the Board members complimented the quality of the project. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Hilton Head Island Airport Commercial Service Terminal Renovations application DR 130014 as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**10. Appearance by Citizens**  
None

**11. Adjournment**  
The meeting was adjourned at 1:40p.m.

Submitted By:

Approved By:

May 27, 2013

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Kathleen Carlin  
Secretary

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Scott Sodemann  
Chairman